

ELT Group of Companies

ENVIRONMENTAL LIABILITY TRANSFER, INC.



Est. 1990

Brownfield Acquisition & Development Firm

Targeting Former Industrial Sites

Portfolio Exceeds 65 million sq/ft under roof

cdcco.com



Est. 2004

Nation's Leading Environmental Liability Assumption Firm

\$1.5 Billion of Environmental Liabilities Acquired (90% have achieved final milestones)

eltransfer.com



Est. 2008

Environmental Consulting Firm

Over 250 Active Environmental Remediation Projects

enviroanalyticsgroup.com



Est. 2017

Captive Demolition Company

Large and modern fleet of demolition equipment

Safety first culture

industrial-demolition.com



Est. 2018

Industrial Liquidation Company

Over 1,500 industrial liquidation projects by executive management team

industrial-recovery.com

ELT Footprint

- Est. 1990
- Brownfield Acquisition & Development Firm
- Over \$1.5 Billion in Environmental Liabilities Assumed
- Over 300 Brownfield Cleanup & Development Projects to Date
- Accumulative Portfolio Exceeds 65 million sq/ft under roof



Brownfield Categories

Category #1

Real Estate Value
Exceeds Environmental
Liability

Represents 60% of
Brownfield Development

But only 15% of
Brownfield Sites

Category #2

Environmental Liability
Exceed Real Estate Value
(Polluter Pays)

Represents 20% of
Brownfield Development

But only 25% of
Brownfield Sites

Category #3

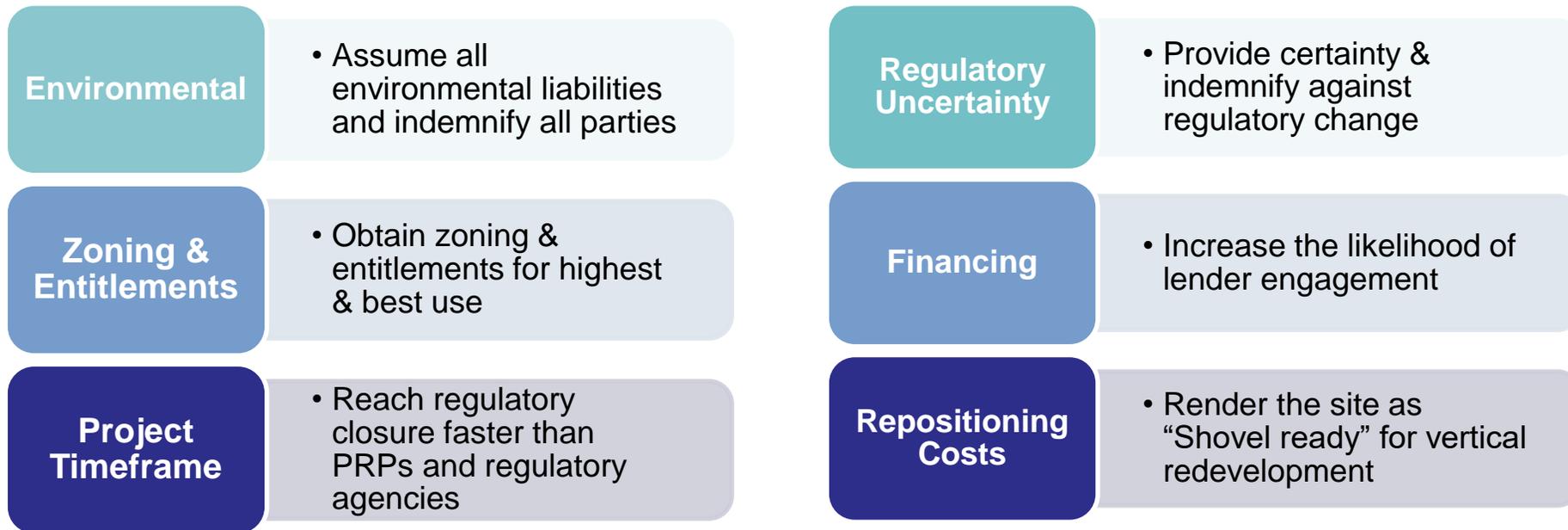
Environmental Liability
Exceed Real Estate Value
(No Polluter to Pay)

Represents 20% of
Brownfield Development

But 60% of Brownfield
Sites

With a Catalyst

The Removal of Uncertainty through Liability Assumption Providers...



Prepares Brownfields for Redevelopment

Methodology

$$\text{ELTC} = (\text{FMV}) - (\text{IC} + \text{EL} + \text{EI} + \text{CC} + \text{X} + \text{R} + \text{P})$$

ELTC Environmental Liability Transfer Costs

FMV Fair Market Value of Assets

IC Investigative Costs

EL Environmental Liabilities

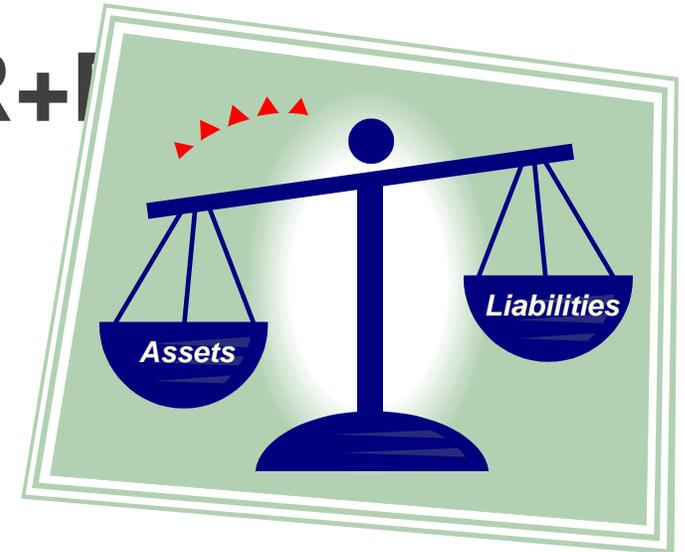
EI Environmental Insurance

CC Carry Costs

X Contingency

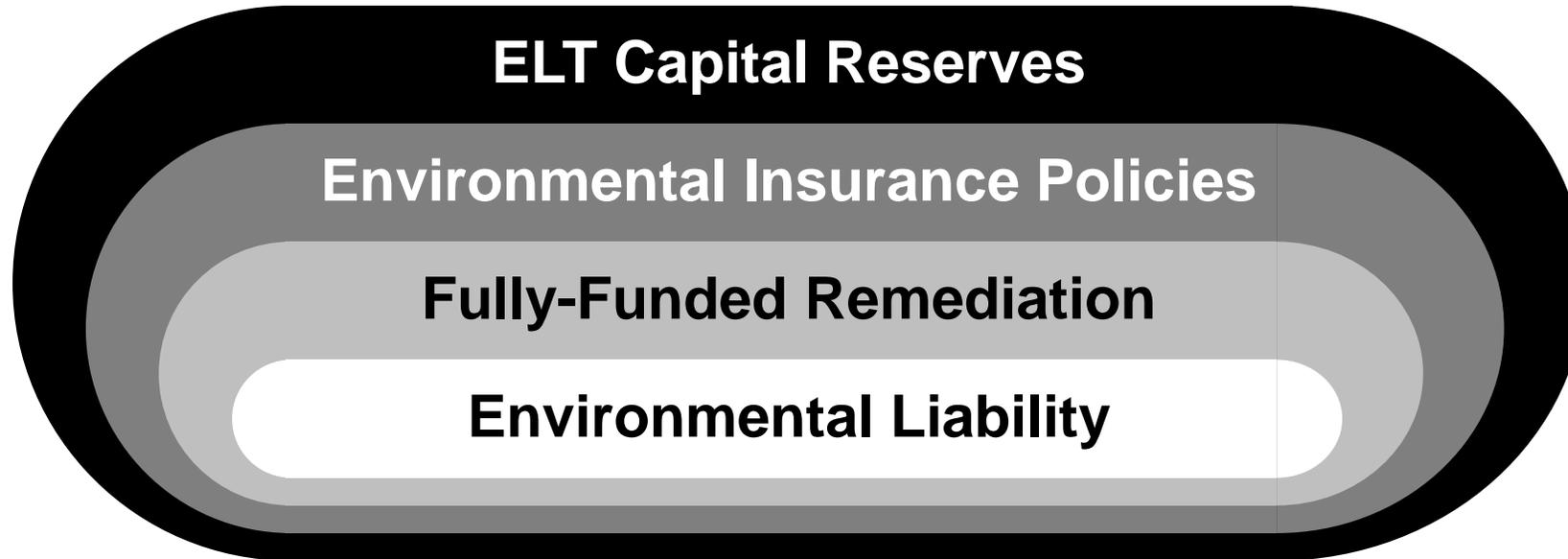
R Repositioning Costs

P Profit



ELT's Indemnification Stack

ENVIRONMENTAL LIABILITY TRANSFER, INC.



TRACK RECORD: ELT has assumed over \$1.5 billion USD in corporate environmental liabilities, managed the environmental cleanup of over 300 brownfield properties (90% have reached final milestones), and has never defaulted on an obligation or given a site back to the Seller/Transfer.

Benefits of Transferring Environmental Liabilities

ENVIRONMENTAL LIABILITY TRANSFER, INC.

Corporate Indemnification

ELT affords the maximum allowable release and insulation from future liability with complete indemnification of the Seller.

Guaranteed Cost Certainty

ELT provides a fixed-cost solution for environmental obligations and uncertainties.

Elimination of Compliance Issues

ELT assumes all regulatory compliance obligations, freeing up manpower and capital.

Elimination of Regulatory Reopeners

ELT assumes all environmental liabilities regardless of whether regulations change ensuring that environmental liabilities never revert back to the Seller/Transferer.

Financial and Economic Considerations

Liability transference allows the Seller to report to stakeholders a financially more stable and liability free balance sheet.

Human Capital Relief

Transferring environmental liabilities allows the Seller to focus on their core business and not be hindered with managing a cleanup project that exhausts time, energy and additional expenses.

Sustainability Benefits

Following remediation, the site will be repurposed for its highest and best use, in line with any guidance set forth by the Seller. Brownfield remediation preserves the legacy and brand of the Seller when they cease operations, and provides ancillary benefits to the local community, such as job creation.

Contact

ENVIRONMENTAL LIABILITY TRANSFER, INC.

For more information on anything in this presentation, or to schedule a confidential call regarding your corporate environmental liabilities, please contact us.

COLLEEN KOKAS

Email: ckokas@ELTransfer.com

Phone: (215) 630-0482

CORPORATE HQ

1515 Des Peres Road, Suite 300
St. Louis, MO 63131

ONLINE

- www.cdcco.com
- www.eltransfer.com
- www.enviroanalyticsgroup.com
- www.industrial-demolition.com
- www.industrial-recovery.com